

**Springerville Planning & Zoning Commission
Work Session Minutes
Dec. 15, 2005**

Present: Vice Chairman Kay Wilkins, Bill Lucas, Betty Amator
Absent: Jeff Curtis, Arnold Moya
Staff: Larisa Bogardus, Zoning Administrator
Public: None

1. CALL TO ORDER

Vice Chairman Kay Wilkins called the meeting to order at 7:03 p.m.

Roll Call: Present: Kay Wilkins
Bill Lucas
Betty Amator

2. PUBLIC PARTICIPATION: There was no public participation.

NEW BUSINESS

3. Master Plan Commercial Elements: Review and discuss the current master plan and compare it to findings from the Oct. 21 tour in preparation for an update.

Ms. Bogardus reminded the commission that during the last meeting it was decided to look at breaking down the commercial zoning classification to create a specialty commercial area as called for in the master plan. Examples from other communities were included in the meeting packets. Based on the previous discussion, Ms. Bogardus said she felt Pinetop-Lakeside and Show Low's ordinances best reflected what the commission wanted.

Commissioner Lucas said the original intent was to create a zone that would encourage pedestrian traffic, with retail shops, restaurants and other services in an inviting atmosphere, possibly with a theme common among storefronts and signage. He suggested Circle K to the river, which is the primary commercial corridor.

Public parking was discussed, although it was acknowledged the commission has no authority over this subject. Commissioner Wilkins noted the town hall/community center will have additional parking. Commissioner Amator objected, saying employees and citizens will need parking. Ms. Bogardus said there will be room for both.

Commissioner Wilkins suggested narrowing the focus to Circle K to Little Ranglers. She went on to say she liked Show Low's Downtown Commercial class, but would prefer to eliminate residential uses. Commissioner Lucas agreed.

Commissioner Amator asked how much this zone would encompass. The current master plan map shows it one block deep on each side of Main Street. Ms. Bogardus said virtually all the properties off Main Street in that area are residential, but certain mixed uses might be compatible. Commissioner Wilkins suggested the specialty zone front U.S. 60 and perhaps a secondary zone could be established off Main Street. Commissioner Lucas stressed the importance of heavier commercial areas as well.

It was decided to model from the Show Low ordinance, with certain exceptions. Ms. Bogardus agreed to present a draft document for a specialty commercial zone at the next meeting.

4. PLANNED UNIT DEVELOPMENTS: Discuss drafting of a Planned Unit Development ordinance and direct staff.

Ms. Bogardus explained that a landowner is interested in re-establishing the planned unit development for Wenima Village, which was dissolved in 1993. The town has no PUD regulations in place and she would prefer to implement something before allowing any such proposal to move forward. Commissioners Wilkins and Lucas agreed, but felt any regulations should be very general in nature to allow a variety of developments. It was agreed to discuss this in more detail at the next regular meeting.

Commissioner Amator asked that bylaws be included on the next agenda as well.

5. ADJOURNMENT:

Betty Amator, Bill Lucas motion to adjourn. Passed 3-0.

The meeting adjourned at 8:40 p.m.

Kay Wilkins, Vice Chair